

185.A

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,149,100 / 1,149,100

ASSESSED:

1,149,100 / 1,149,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MURPHY JULIE M	
Owner 2:	
Owner 3:	

Street 1: 54 HATHAWAY CIR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: QUIGLEY MICHAEL E -

Owner 2: MURPHY JULIE M -

Street 1: 54 HATHAWAY CIR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 16,730 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1959, having primarily Clapboard Exterior and 2292 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16730		Sq. Ft.	Site		0	70.	0.55	7									645,335						645,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							16730.000		502,500		1,300		645,300		1,149,100							
Total Card							0.384		502,500		1,300		645,300		1,149,100		Entered Lot Size					
Total Parcel							0.384		502,500		1,300		645,300		1,149,100		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										185.A-0003-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	502,500	1300	16,730.	645,300	1,149,100	1,149,100	Year End Roll	12/18/2019	
2019	101	FV	371,000	1300	16,730.	645,300	1,017,600	1,017,600	Year End Roll	1/3/2019	
2018	101	FV	371,000	1300	16,730.	543,900	916,200	916,200	Year End Roll	12/20/2017	
2017	101	FV	371,000	1300	16,730.	497,800	870,100	870,100	Year End Roll	1/3/2017	
2016	101	FV	253,300	1300	16,730.	424,100	678,700	678,700	Year End	1/4/2016	
2015	101	FV	210,100	1400	16,730.	368,800	580,300	580,300	Year End Roll	12/11/2014	
2014	101	FV	210,100	1400	16,730.	341,100	552,600	552,600	Year End Roll	12/16/2013	
2013	101	FV	208,200	1400	16,730.	324,500	534,100	534,100		12/13/2012	

SALES INFORMATION

Grantor		Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		Notes	
QUIGLEY MICHAEL	1335-110			4/6/2007		Family						No	No					Julie Quigley changed name to Murphy	
MULANI GAIL A	1289-85			8/20/2004						562,000		No	No						
SNEATH RAYMOND	1131-110			8/26/1994						242,000		No	No						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2015	1971	Heat App	12,000					
8/5/2015	1088	Addition	277,500	8/5/2015				Demo existing kitc
5/8/2013	654	Renovate	17,000	C				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	2	Rating: Very Good																
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good													
Prime Wall: 2 - Clapboard				A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating: Average													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: GRAY				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1959	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G17	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%		No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:				1	6	3								
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	10.8	%												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY														
Subfloor:				Basic \$ / SQ:	130.00			No Unit	RMS	BRS	FL							
Bsmnt Gar:				Size Adj.: 1.14157295				1	6	3								
Electric: 3 - Typical				Const Adj.: 0.99989998														
Insulation: 2 - Typical				Adj \$ / SQ: 148.390														
Int vs Ext: S				Other Features: 115304														
Heat Fuel: 2 - Gas				Grade Factor: 1.10														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC: 100		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 563315														
% Com Wall		% Sprinkled:		Depreciation: 60838														
				Depreciated Total: 502477														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 185.A-0003-0010.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
8	Pool A-O	D	Y	1 30		A	AV	2006	47.92	T	10.4	101			1,300		1,300	
2	Frame Shed	D	Y	1 48		A	AV	2000	0.00	T	15.2	101						
More: N	Total Yard Items:	1,300		Total Special Features:					Total:	1,300		AssessPro Patriot Properties, Inc						